

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



18 Edward Tompkins Lane

Barnham, PO22 0FH

Beautifully presented, nearly new semi-detached townhouse on Edward Tompkins Lane offering flexible accommodation with its thoughtful design and spacious layout, (1127 sq ft / 105 sq m), making it ideal for families or those seeking extra space. NHBC - 6 years remaining. The ground-floor accommodation includes a welcoming entrance hall that features a convenient storage cupboard and cloakroom. The heart of the home is undoubtedly the stylish kitchen / breakfast room, which comes fully equipped with a range of integrated appliances. The spacious dining room, currently used as a living room, with its patio doors, opens onto the beautifully landscaped rear garden, with outside power points, patio areas, lawn, shrub borders and trees, creating a seamless indoor-outdoor living experience. The first floor hosts a well-appointed bedroom complete with wardrobes and ensuite shower room. Additionally, there is a versatile second reception room that can serve as a fourth bedroom or living room, depending on your needs. On the second floor, are two further bedrooms, one with wardrobes and one with built-in cupboard, and family bathroom with shower over bath. Outside, to the front is a neat garden with path to the main entrance, driveway on the left-hand side with parking for three cars in front of the single garage and gate access to the rear garden. Additional benefits include shutters to cloakroom, kitchen/breakfast room, dining room (currently used as a living room), bedrooms 1 and 2, plus ensuite shower room. Close to Barnham Village shops, schools, amenities, mainline train station and bus routes. Estate management charge payable annually in advance (1st October - 30th September) (£184.61 2025/2026). EPC - B. Tenure - freehold. Council Tax Band - D.

Offers over £435,000

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- Townhouse with flexible accommodation
- Kitchen / dining room
- Cloakroom
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes
- 3 / 4 bedrooms
- Ensuite shower room
- Garage & driveway
- 1 / 2 reception rooms
- Family bathroom
- Landscaped front & rear gardens

Cloakroom

3'3" x 5'7" (1.01 x 1.72)

Kitchen / dining room

7'10" x 15'10" (2.40 x 4.84)

Living room

15'0" x 9'8" (4.59 x 2.96)

First-floor living room / Bedroom 4

15'6" x 11'1" (4.73 x 3.39)

First-floor Bedroom 1

8'0" x 14'4" (2.46 x 4.37)

First-floor ensuite shower room

7'0" x 5'10" (2.14 x 1.78)

Second-floor Bedroom 2

11'6" x 7'8" (3.51 x 2.35)

Second-floor Bedroom 3

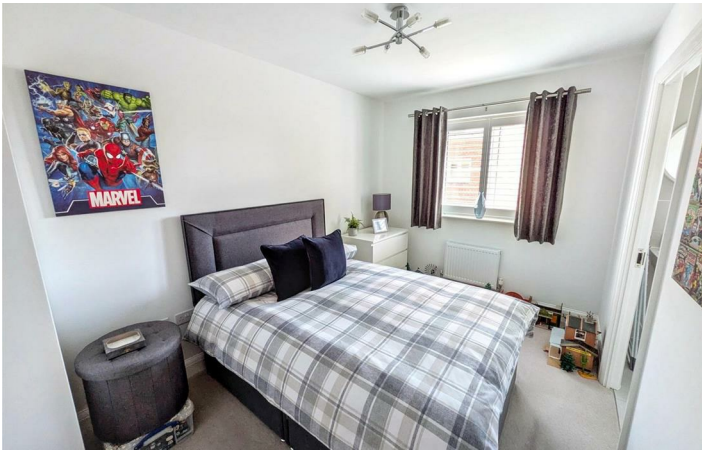
8'4" x 12'1" (2.56 x 3.70)

Second-floor Bathroom

6'7" x 7'7" (2.02 x 2.32)

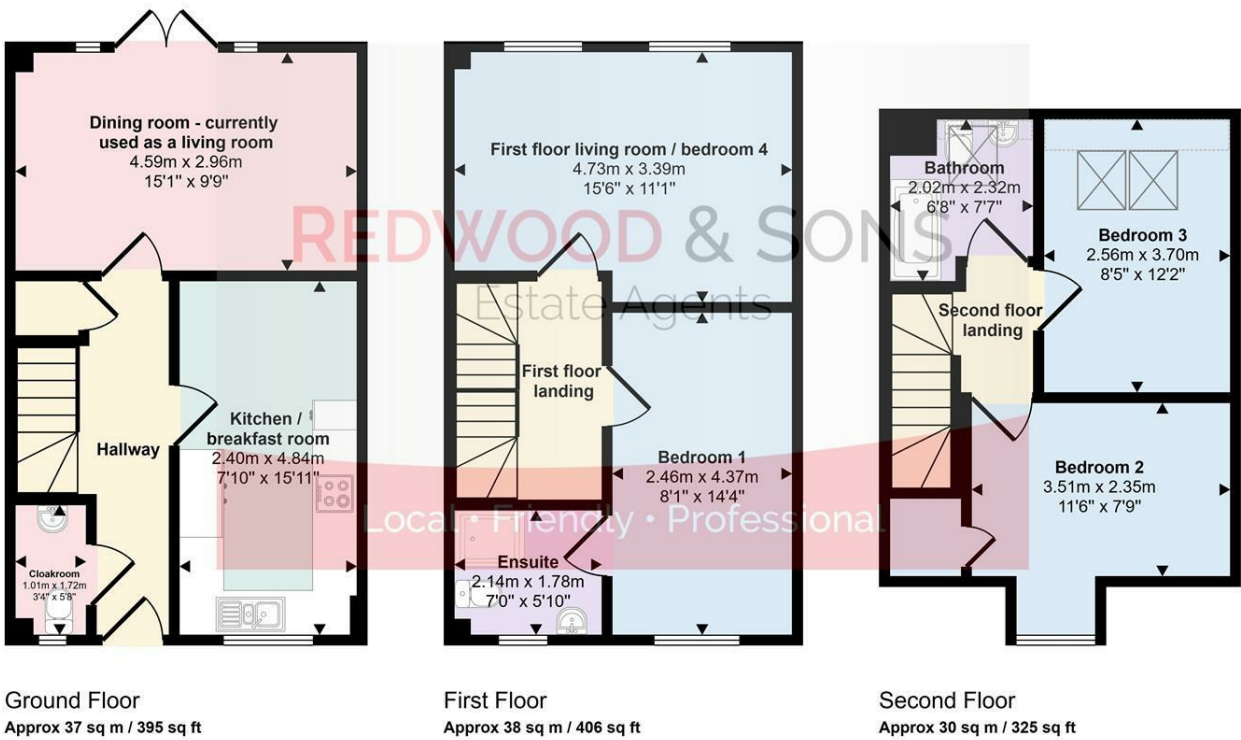


Directions



Floor Plan

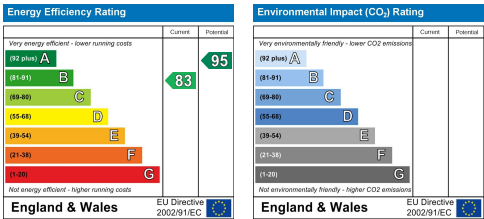
Approx Gross Internal Area
105 sq m / 1127 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)